

LAND BOARD AGENDA ITEM

September 15th, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS # 1, 225, 226, 389,
390, 391, 392, 394, 395, 465, 532, 533, 534, 535 & 537
BLAINE COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcel 1 – Lessee, Haldemann Ranch

Parcels 225 & 226 – Lessee, Gordon Cattle Co.

Parcels 389, 390, 391, 392, 394, 395, 396, 465, 532, 533, 534, 535 & 537 - Department of Natural Resources and Conservation, Northeast Land Office

Location: Parcel 1 – located 32 miles south of Chinook.

Parcels 225 & 226 – are located 18 miles south of Chinook.

Parcel 389 – located 24 miles south of Chinook.

Parcels 390, 391, 392 & 394 - are located 15 to 20 miles south of Chinook.

Parcel 395 - located 12 miles southeast of Chinook.

Parcel 396 - located 9 miles east of Chinook.

Parcels 465, 532, 533, 534 & 535 – These tracts are located approximately 3.5 miles northwest of Chinook.

Parcel 537 - located 10 miles east of Chinook

Property Characteristics: Parcel 1 – Hilly, broken grazing land

Parcels 225 & 226 – Two tracts of rolling grazing land that abut the lessee's ranch headquarters.

Parcel 389 – Small tract of grazing land

Parcels 390,391,392 & 394 - Smaller grazing tracts, one parcel has a stock reservoir.

Parcel 395 – Isolated grazing tract, with two small stock reservoirs.

Parcel 396 – Small, marginally productive grazing tract, small stock reservoir.

Parcels 465, 532,533,534 & 535 – A cluster of 5 small grazing and Ag land tracts, intermixed with private ownership.

Parcel 537 - Small tract of grazing land

Access:

Parcel 1 – Surrounded by privately owned property, no legal public access.

Parcels 225 & 226 – No legal public access, surrounded by Gordon Cattle Co.

Parcels 389, 390, 391, 392, 394, 395, 465, 532, 533, 534 & 535 – Small grazing and Ag land tracts, surrounded by private property, with no legal public access.

Parcel 537 - Tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
1	640	N/A	\$160,000	\$160,000	Common School
225	80	N/A	\$20,000	\$20,000	Common School
226	80	N/A	\$20,000	\$20,000	Common School
389	40	N/A	\$10,000	\$10,000	Common School
390	40	N/A	\$10,000	\$10,000	Common School
391	80	N/A	\$20,000	\$20,000	Common School
392	40	N/A	\$10,000	\$10,000	Common School

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
394	80	N/A	\$10,000	\$10,000	Common School
395	80	N/A	\$20,000	\$20,000	Common School
465	5	N/A	\$2,050	\$2,050	Common School
532	10	N/A	\$4,750	\$4,750	Common School
533	10	N/A	\$3,650	\$3,650	Common School
534	10	N/A	\$5,000	\$5,000	Common School
535	5	N/A	\$2,500	\$2,500	Common School
537	39.5	N/A	\$6,500	\$6,500	State Normal School